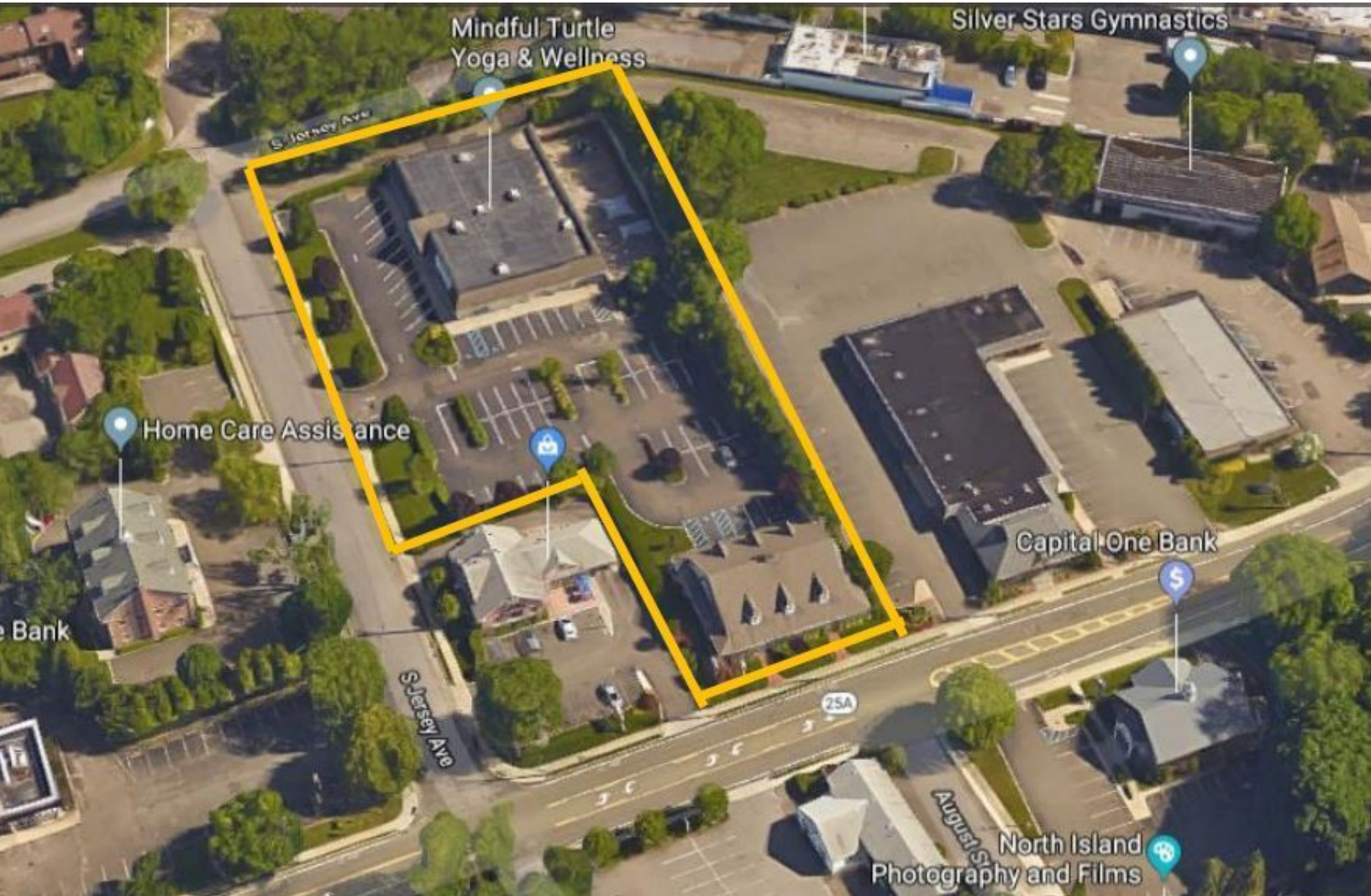


INVESTMENT OPPORTUNITY | PORTFOLIO OF 2 BUILDINGS FOR SALE

# 36 ROUTE 25 A | 6 S. JERSEY AVENUE E. Setauket, NY



For More Information:



**Michael G. Murphy**

President | Commercial Division  
Douglas Elliman Commercial - Long Island  
631.858.2460  
michael.murphy@elliman.com

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# Investment Portfolio | 2 Properties For Sale

## 36 Route 25a | 6 S. Jersey Avenue E. Setauket, NY



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Offering Summary	
Sale Price:	\$2,950,000.00
Annual Taxes:	\$86,319.00
6 S Jersey   Size:	10,000 SF
36 Rte. 25 A   Size:	4,472 SF
Lot Size:	2 Acres
Zoning:	J2

### Property Overview

Excellent Investment Opportunity! Portfolio of Two Buildings situated on heavily traveled Route 25 A in the heart of East Setauket. 36 Route 25A and 6 South Jersey sit on a combined 2 Acres, offering ample parking. Multi-tenanted and income producing property has low maintenance costs and is the ideal investment. One vacant unit is available at 6 S Jersey and is ideal for an end user/investor. Just minutes to Stony Brook University and SB Hospital and in close proximity to major highways such as Route 347, Nicholls Road and more. Minutes to the Stony Brook Commuter Rail and the Port Jefferson Village Ferry service.

### Property Highlights

- Two (2) Multi-Tenanted Income Producing Properties
- Both Sit on a Combined 2 Acre Lot
- Low Yearly Expenses
- Excellent Location in Great Demographic

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# Investment Portfolio | 2 Properties For Sale

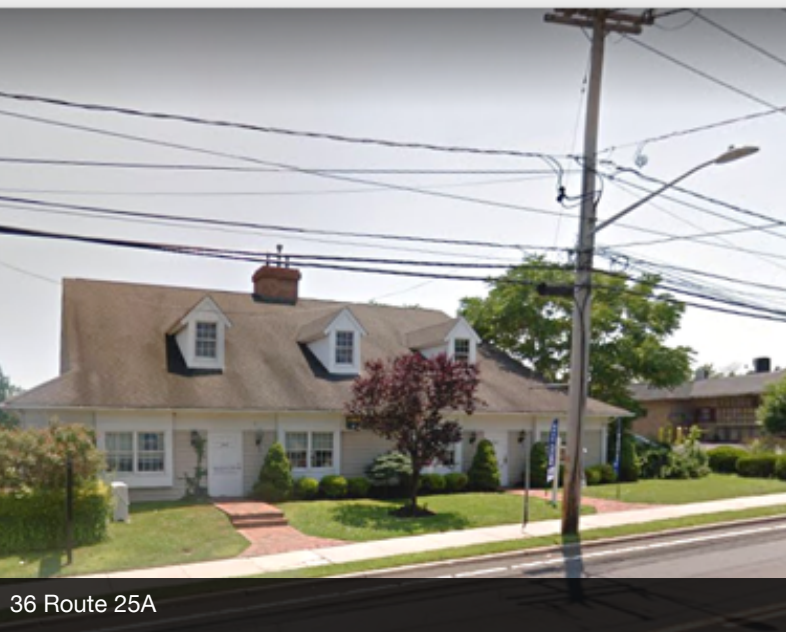
## 36 Route 25a | 6 S. Jersey Avenue E. Setauket, NY



36 Route 25 A



6 S. Jersey Avenue



36 Route 25A



6 S. Jersey Avenue

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# Portfolio Income and Expenses | NOI

## 36 Route 25a | 6 S. Jersey Avenue E. Setauket, NY

Griffen 5 LLC NOI - 2022					
6 South Jersey Ave/ 36 Route 25A, E. Setauket 11733					
<b>6 South Jersey Avenue</b>					
	<u>Tenant</u>	<u>SqFt</u>	<u>Annual Rent</u>	<u>CAM %</u>	<u>CAM</u>
Suite A	Vacant Unit @ \$25.00 sq. ft.	4,220	\$ 105,000.00	0%	n/a
Suite B	Island PT of East Setauket	2,800	\$ 72,800.04	0%	n/a
Suite C	JLV Law Office	2,980	\$ 74,439.00	0%	n/a
<b>36 Route 25A</b>					
	<u>Tenant</u>	<u>SqFt</u>	<u>Annual Rent</u>	<u>CAM %</u>	<u>CAM</u>
	Coldwell Banker Realty	3,072	\$ 80,564.52	22% CAM 68% Bldg Charges + 68% Real Estate Tax	\$ 34,521.84
	M&G Asset Management	1,400	\$ 44,557.80	0%	n/a
<b>Total Rental Income</b>			<b>\$ 377,361.36</b>	<b>CAM Total</b>	<b>\$ 34,521.84</b>
<b>Total Income Including CAM</b>			<b>\$ 411,883.20</b>		
<b>Expenses:</b>					
	Taxes		\$ 86,319.00		
	Insurance		\$ 12,278.59		
	Water		\$ 2,086.91		
	Landscaping		\$ 10,235.97		
	Building Maintenance/ Repairs		\$ 1,900.94		
	Snow Removal		\$ 5,631.50		
	Carting Expense		\$ 2,327.01		
	Fire Alarm		\$ 1,954.36		
	Utilities		\$ 2,301.61		
	Town Fees		\$ 219.50		
<b>Total Expenses</b>			<b>\$ 125,255.39</b>		
<b>Total Net Income for Griffen 5, LLC</b>			<b>\$ 286,627.81</b>		

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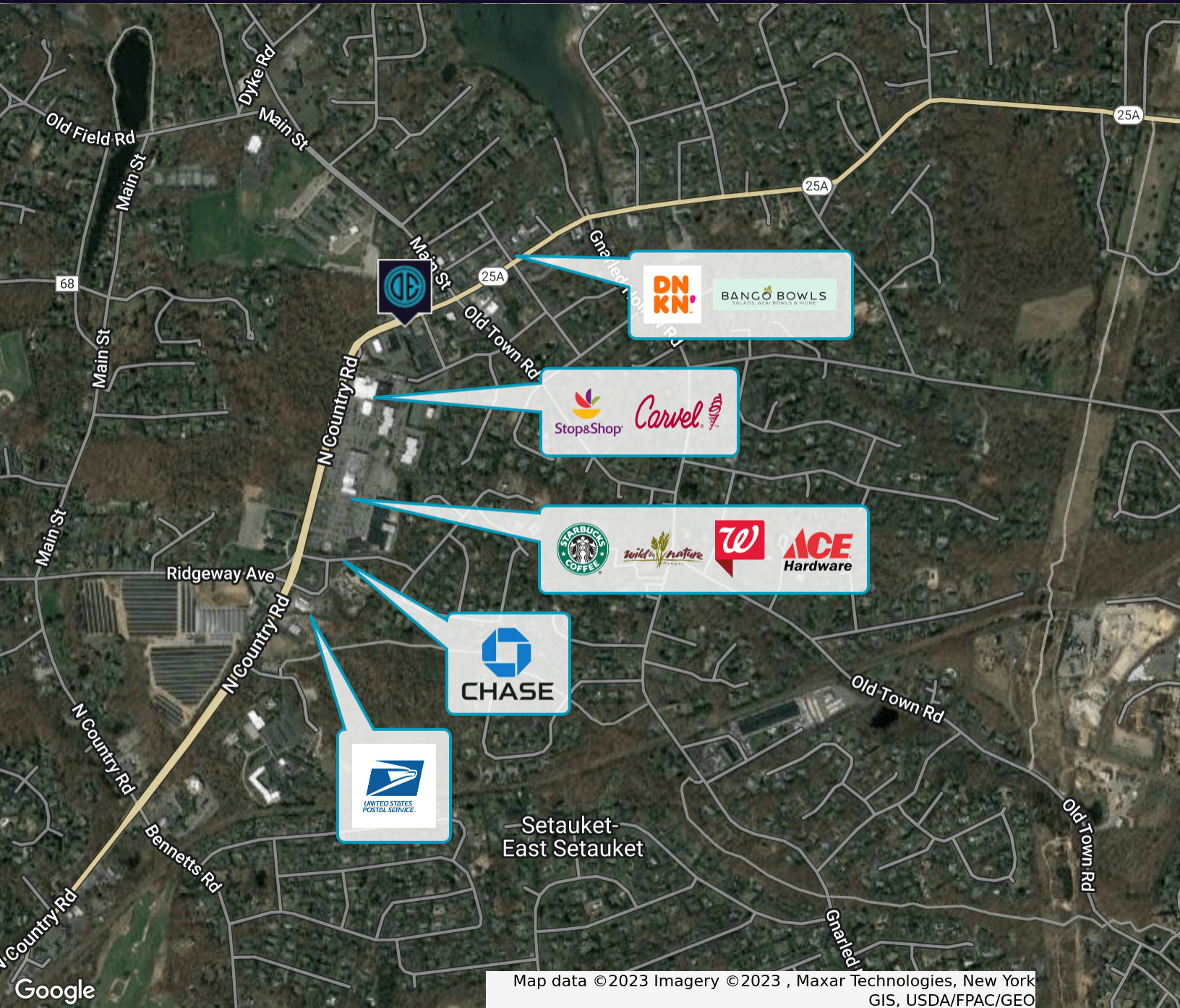


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# Retailer and Location Map

## 36 Route 25a | 6 S. Jersey Avenue E. Setauket, NY



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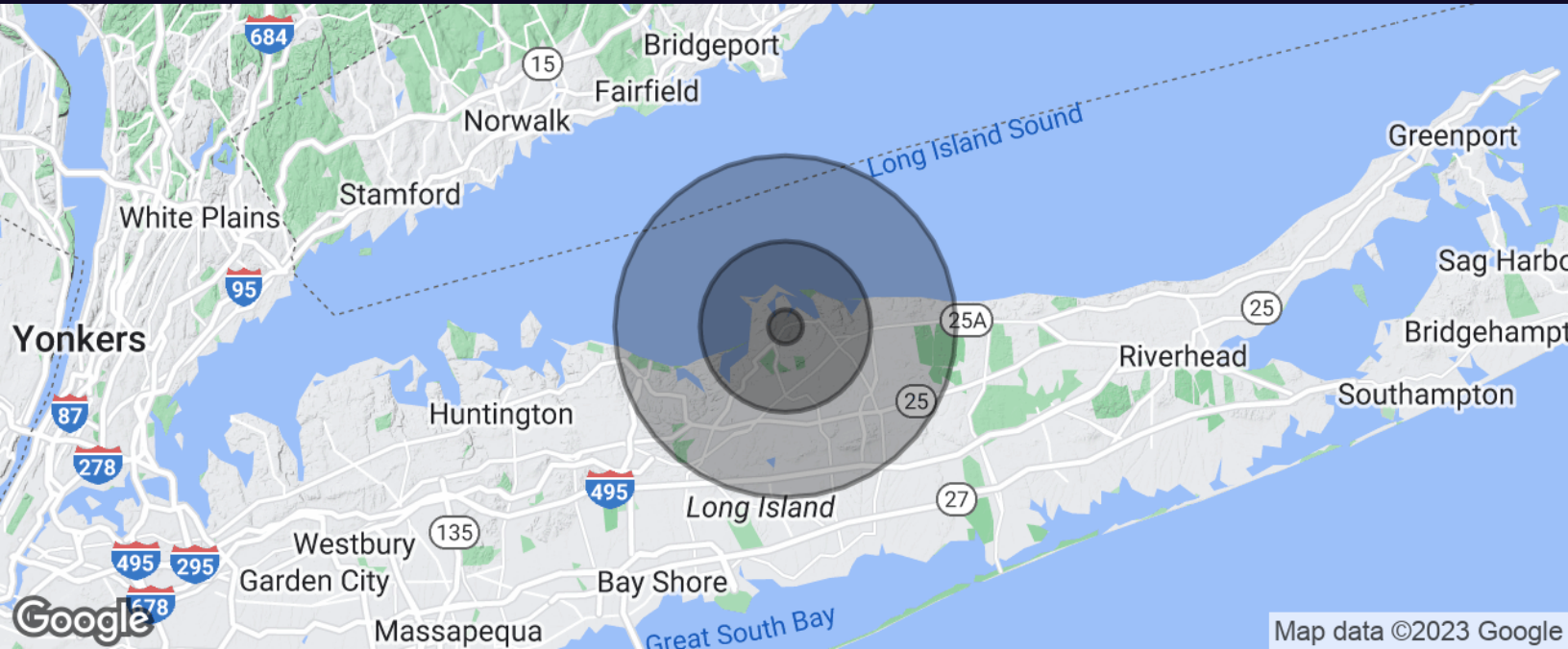


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# Property Demographics

## 36 Route 25a | 6 S. Jersey Avenue E. Setauket, NY



Population	1 Mile	5 Miles	10 Miles
Total Population	3,141	107,072	429,686
Average Age	42.6	38.5	38.7
Average Age (Male)	41.7	37.3	37.5
Average Age (Female)	43.5	39.6	39.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,039	32,873	140,153
# of Persons per HH	3.0	3.3	3.1
Average HH Income	\$172,698	\$123,272	\$107,674
Average House Value	\$715,493	\$493,256	\$453,697

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For More Information:



**Michael G. Murphy**  
President | Commercial Division  
631.858.2460  
michael.murphy@elliman.com

Office: 631.858.2405  
Fax: 631.543.0851  
550 Smithtown Bypass  
Smithtown, NY 11787